



## **Department of Planning and Development 2005 Annual Report**

*Live...Work...Play*

**Meet the Staff**

**Economic Impacts for 2005**

**Zoning and Code Enforcement**

**Community Profile**



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<http://www.gahanna.gov/departments/development/>



# Meet the Staff

## **Mayor of Gahanna**

Becky Stinchcomb

## **Planning and Development**

Sadicka White, Director of Planning and Development

William Murdock, Deputy Director of Planning and Development

Matt Huffman, Environmental and Community Planner

Crystal Cockerell, Administrative Assistant

## **Zoning**

Bonnie Gard, Zoning Administrator

Brian Reynolds, Code Enforcement Officer

Fredena Williams, Zoning Clerk

## **Building**

Ed Corbett, Chief Building Inspector

Relva Fleming, Building Clerk

## **Interns**

Jason Bechtold, 2nd Year Graduate Intern—The Ohio State University

Bethany Miller, 1st Year Graduate Intern—The Ohio State University

2005 brought some changes to the Department:

- Matt Huffman started in August as the new Environmental and Community Planner
- William Murdock became the Deputy Director of Planning and Development
- The Building Division was incorporated into the Department at years end
- Relva Fleming retired after 26 years of service

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**City of Gahanna**  
**Department of Development**  
*Live...Work...Play*

**THE TOP TEN ECONOMIC IMPACTS FOR 2005**



- **\$40 million** private/public downtown revitalization project creating a New Heart for Olde Gahanna–Creekside/The Stonehenge Company
- **\$6 million** in capital improvements and *\$3 million* from Clean Ohio Revitalization Fund provides solid ground for Central Park-Bedford Landfill I
- **3 Tax Increment Financing (TIF)** initiatives that will provide revenue for needed infrastructure improvements over the next thirty years
- **19.2%** increase by the Business Sector contributed to the 8.4% increase in overall tax revenue
- **73%** of Big Box vacancies have been redeveloped with new businesses
- **54.7 acres** of land annexed into the City of Gahanna
- **\$27.5 million** in additional residential, commercial and industrial construction
- **50%** increase in commercial building valuation over previous year
- **\$400,000** United States Environmental Protection Agency (EPA) Brownfield Assessment Grant, which was presented to only four communities in Ohio
- **160,000 people** attended the three Gahanna Events, Inc. festivals with the Creekside Blues & Jazz Festival awarded **Best Special Event in Ohio** (Heritage Ohio, also featured in *Ebony* & *Better Homes and Gardens*)

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# Olde Gahanna/Creekside

## Creekside: Brick by Brick

### Overview

Creekside is a **\$40,000,000** private—public redevelopment project with **200,000** square feet of retail, office and residential space. This new town center features three buildings with multiple facades that flank Creekside Park and captures Gahanna's Big Walnut Creek as the New Heart of Olde Gahanna. To help support this endeavor, a total of **389** public parking spaces in an underground and tower facility will provide access for the entire community.

### Here are the Basics

**Live...71** condominium units

**Work...100,000** square feet of retail and office space

**Play...35,000** square feet of public plazas

### In 2005

- Demolition of existing buildings commenced in April
- Mass excavation commenced in July
- Construction of the underground public parking garage commenced towards the end of 2005



- Planning Commission approved building elevations, materials and colors including brick, stone, awnings, balcony railings and other materials in November



**Click below to view live video feed**

[http://www.gahanna.gov/departments/development/creekside\\_camera1.asp](http://www.gahanna.gov/departments/development/creekside_camera1.asp)

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# Olde Gahanna/Creekside

**creekside: Brick by Brick**



March 2005



May 2005



September 2005

## Looking Forward To 2007: Projected Timeline

### **Spring 2005**

- Demolition of existing structures

### **Summer 2005**

- Commenced site excavation
- Commenced construction of parking garage

### **Fall 2005**

- Commenced construction of underground garage and cap



### **Winter 2006**

- Completion of architectural and engineering plans
- Completed construction of underground garage and cap

### **Spring/Summer/Fall 2006**

- Commence construction on above ground garage
- Commence construction of buildings A, B & C shells

### **Winter/Spring 2007**

- Commence and complete construction of Creekside Park
- Commence and complete construction of Public Plazas

### **Summer 2007**

- Project Completion

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# Olde Gahanna/Creekside

## Olde Gahanna:

**Keeping the Culture, Upgrading the Experience..**



### Olde Gahanna Community Partnership (OGCP)

The Department of Development assists OGCP with technical and staff support:

- ☐ Monthly newsletters
- ☐ Organization of monthly general and board meetings
- ☐ Reminder notifications
- ☐ Agendas
- ☐ Scheduling speakers
- ☐ Olde Gahanna Beautification Concept Plan
- ☐ Memorial Bridge Display Baskets
- ☐ Mayor appointed Board Member

The Festival of Trees raised **\$1750** during Holiday Lights! Parade and Festival.

### Olde Gahanna Beautification Concept Plan

- ☐ Completed and submitted to Planning Commission February 8, 2006.
- ☐ The Plan portrays a vision of future beautification and traffic calming along the mixed-use corridors of Olde Gahanna and recommends:
  - ☐ Pavement treatments to decelerate traffic and clearly mark pedestrian crosswalks
  - ☐ Landscaped medians to beautify the area and calm traffic
  - ☐ Downtown welcome signage and informational kiosk
  - ☐ Hardscape and greenscape such as topiaries, additional street trees, and perennial herbs and flowers
- ☐ The intent of the Plan is to suggest a pattern and framework for beautification as parcels aggregate or redevelop and not to engineer specific roadway improvements.



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CITY OF GAHANNA

## Central Park

### Bedford Landfill Redevelopment: Trash to Cash

- The Clean Ohio Revitalization Fund is a State funded key financial component to help communities build economic capacity by providing funding for brownfield redevelopment, allowing communities to reclaim and improve its lands making properties viable for new development.
- Gahanna was awarded the maximum allowable amount of **\$3 million** and was ranked fourth out of 23 applications submitted to the State for the Clean Ohio Revitalization Fund in December 2005.
- The **\$3 million** in grant money will achieve:
  - final closure of the last 17 acres of the landfill
  - clean-up 88 acres of the total 200 acres, allowing for reuse of the land
  - correcting longstanding drainage and runoff problems
  - containment and stabilization of potential hazardous materials
- The Central Ohio Community Improvement Corporation (COCIC) was formed and approved by the Franklin County Commissioners with Ed Leonard, Special Counsel to Franklin County Treasurer, as President and Gahanna's Planning and Development Director Sadicka White, among others, on the board.
- It is the first Landbank in Franklin County to accept containment property.
- The City of Gahanna and the COCIC announced plans to transform the Bedford I Landfill into the new **Central Park of Gahanna**.
- **Central Park of Gahanna**
  - Proposed a **1.2 million square feet** of office and industrial space that will retain existing natural features.
  - Individual commitments from four leading businesses to provide **150 jobs** with an average income of over \$50,000.
  - Create **4,000 jobs** for the region.
  - Proposed state-of-the-art golf training facility.
- Through an unique partnership with Franklin County, the City was able to eradicate longstanding jurisdictional and bureaucratic barriers and encourage infill development.



- Gahanna was awarded **two \$200,000.00** awards from the United States EPA Brownfields Assessment Grant Fund, which will pay for remediation of any petroleum contaminated sites within City limits.

Click below for more information on  
Central Park:

[www.cbre.com/centralpark](http://www.cbre.com/centralpark)

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## **Central Park**

# **Bedford Landfill Redevelopment**

## **Trash to Cash**



### **Highlights Of The Project**

- More than **\$6 million** in capital improvements proposed for Bedford Landfill I
- Four leading companies have committed to providing **150 new jobs** with an average income of over \$50,000
- Total project footprint of over **200 acres**, which will spur new development for properties throughout the Industrial Zone
- Plans for **1.2 million square feet** of additional office and industrial space, which projects 4,000 jobs for the region

### ***FACT SHEET OF THE SITE***

#### **Bedford 1:**

81.7 Acre Brownfield (former landfill site)

95.4 Acre Industrial Developable Land

**177.1 Total Site Acreage**

#### **Bedford 2:**

22.9 Acre Brownfield (former landfill site)

**22.9 Total Site Acreage**

**Total: 200 Total Acreage Combined**

#### **Potential Incentives:**

**Tax Abatement** - The site is within a Community Reinvestment Area (CRA), allowing for property tax abatements.

**TIF** - The City of Gahanna is willing to work with potential developers to create a Tax Increment Financing (TIF) District providing for additional infrastructure improvements.

#### **Transportation Infrastructure:**

**Airports** - The redevelopment site is located less than 2 miles from Columbus International Airport and within 15 miles from Rickenbacker Airport.

**Roads** - The site is adjacent to I-270 and is less than 2 miles from both the Hamilton Road and Broad Street interchanges. It is also in close proximity to I-70, I-71, I-670 and US 62.

**Rail** - Several Rail Spurs connect the site to Norfolk Southern and CSX rail lines.

**Public Transit** - The site is located within walking distance of public transportation, the #96 COTA bus line.

#### **Utilities:**

**Water & Sewer** - Served by City of Gahanna water and sewer.

**Electric** - American Electric Power - Dual power feeds from two substations—138 KV Loop System.

**Gas** - Columbia Gas of Ohio.

**Phone/Data**—Dual fiber optic routes from two Central Ohio offices for both SBC and Time Warner.

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# Tax Increment Financing TIF

## What is Tax Increment Financing

- An economic tool the City can use by giving a real property tax exemption with respect to the increment of increase in assessed valuation of certain parcels resulting in real property improvements made to the those parcels.
- A financing mechanism for the City of Gahanna to use for public purposes.

## Where are TIFs derived

- The City of Gahanna will have an actual “cash flow” with respect to the exempted real property improvements in the amount of taxes that would have otherwise been paid on such improvements.

## Assumptions\*

The TIFs will be structured as a 30-year non school TIF in such a manner that the Gahanna Jefferson Local School District will receive, in each year of the TIF, an amount equal to what it would have received absent the creation of the TIF.

In 2005, the City passed three TIFs

- Manor Homes
    - 60 parcels
    - Net Present Value of \$2,518,623
    - Projected Assessed Value of \$10,160,000
  - Creekside
    - 12 parcels
    - Net Present Value of \$4,890,000
    - Proposed Assessed Value of \$36,000,000
  - Olde and West Gahanna
    - 230 parcels
    - Net Present Value of \$5,443,609
    - Current assessed value of \$54,078,500
- \*estimated/projected revenues

**Click below for more business incentive information:**

<http://www.gahanna.gov/departments/development/taxabatment.asp>

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## Community Reinvestment Area

The City of Gahanna has five Community Reinvestment Areas (CRAs). Four are located in the Industrial District and one is located in Olde Gahanna. The CRA Program offers real property tax abatement to new or expanding facilities.

- 143 total abated properties
- 1980 jobs created for the City of Gahanna, which represents 43% of the total number of employees with CRA businesses
- 91.6% of the CRA properties are occupied
- 94.4% of the CRA properties meet the employment agreement
- \$808,967 from income taxes were paid to Gahanna-Jefferson Public Schools

**Industrial Zone**



**Olde Gahanna Zone**



### Gahanna CRA Summary Sheet 2005

	Total Abated Properties	Total Project Investment	Total Reinvestment Subject to Exemption	Tax Savings Due to Abatement	# Jobs Created	Total 2005 Employees
<b><u>CRA #1</u></b>	108	\$68,138,173	\$48,854,600	\$1,151,552	787	1,954
<b><u>CRA #2</u></b>	2	\$3,547,759	\$2,383,600	\$62,715	102	146
<b><u>CRA #3</u></b>	1	\$3,512,514	\$4,026,000	\$94,482	40	168
<b><u>CRA #4</u></b>	18	\$72,866,413	\$67,781,200	\$1,590,698	830	2,008
<b><u>CRA #5</u></b>	14	\$6,922,391	\$6,253,500	\$146,758	221	274
<b><u>Total:</u></b>	<b>143</b>	<b>\$154,987,250</b>	<b>\$129,298,900</b>	<b>\$3,046,206</b>	<b>1980</b>	<b>4550</b>

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## Tax Revenue: A Banner Year with Business Sector Enhancing Growth

Figure 1

- In 2005, Gahanna's tax revenue of **\$14,209,965** was the highest it has been in the last six years. (Figure 1)
- The **+8.4% increase** is the highest positive change during the last six years.
- A **10% increase** in total income tax revenue received from 2003 to 2005.

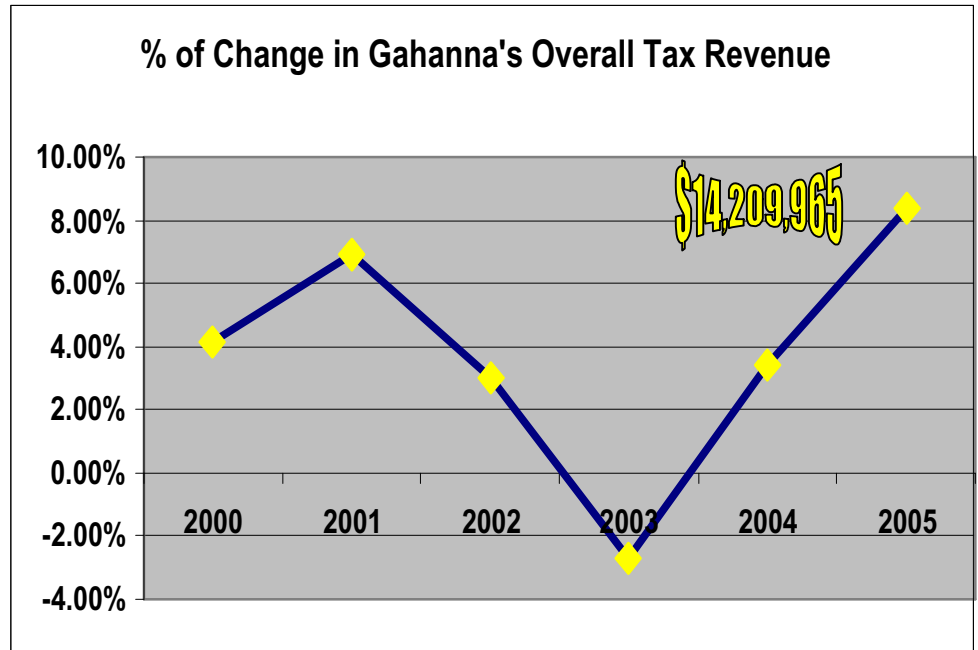
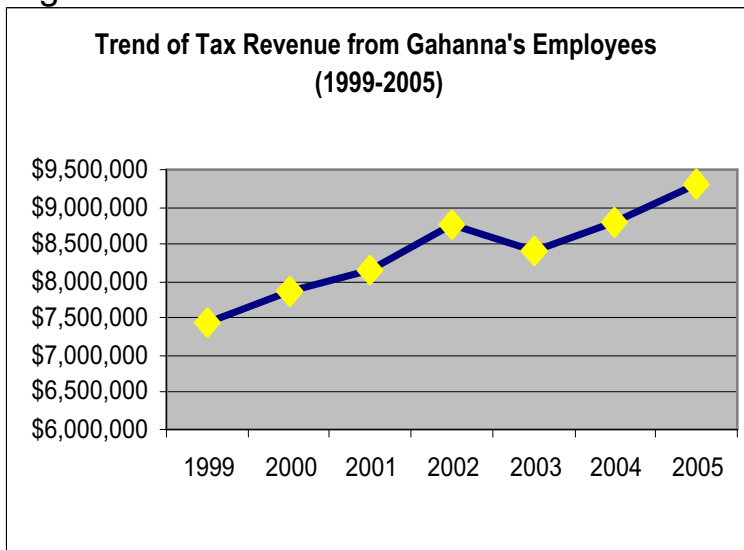


Figure 2



- In 2005, the total amount of tax withholdings increased **6.08%** from 2004. This is the largest increase since 1999.
- Two positive growth years were experienced in 2004 and 2005 resulting in a combined **10% growth**. (Figure 2)

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## Tax Revenue: A Banner Year with Business Sector enhancing growth

- The **19.2% increase** by the business sector profits between 2004 and 2005 assisted in contributing to an **8.4% increase** in overall revenue. (Figure 3)
- 1999-2005 Business Sector's taxable income maintained a strong revenue base, never dipping below \$850,000 over the last seven years. (Figure 3)
- The revenue was initiated by a 1.5% tax on the total income from businesses in Gahanna. This means that **\$80,728,066** was generated by businesses in 2005.

Figure 3

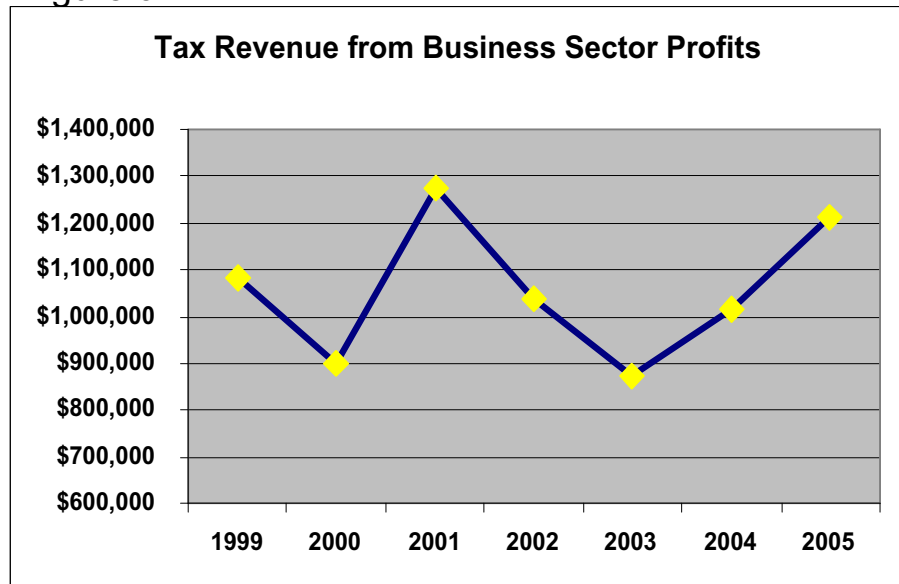
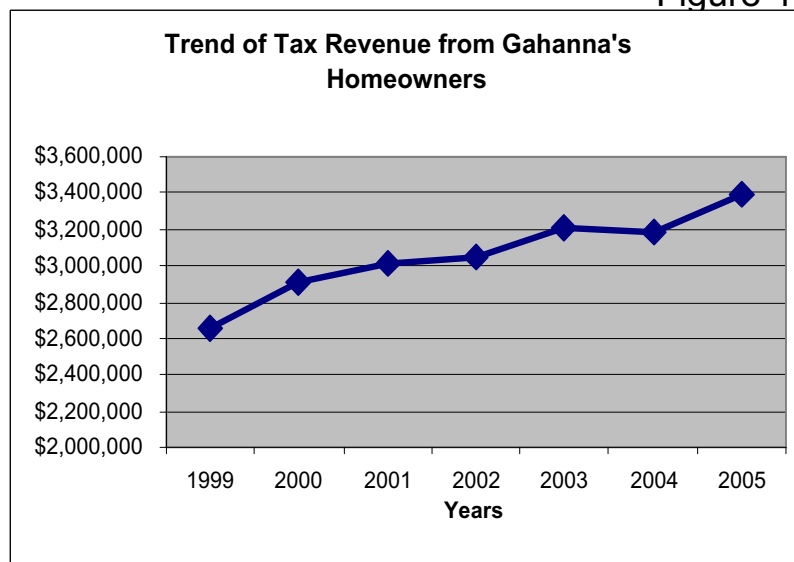


Figure 4



- Strong homeownership attributed to **6.4% growth** in tax revenue over the previous year.
- The overall increase of **21.3%** over seven years indicates a gradual growth of the City at a sustainable rate.
- Overall, the City of Gahanna has had two years of prosperous growth recovering from a sluggish 2003 economy.

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# Reinventing the Big BOX

The term "big box" refers to large-scale establishments which provide consumers with a broad selection and low prices due to high-volume sales.

The City was burdened with four vacant "big box" locations: Drug Emporium in StoneRidge Plaza, Big Bear at Royal Plaza, K-Mart at Hunter's Ridge and Big Bear in Rocky Point Plaza. Beginning in 2003, the Department of Development was able to attract new and expanded businesses to three of the four locations.

- The 27,000 square feet vacated by Drug Emporium, formerly located in StoneRidge Plaza, was redeveloped with a new Marshalls and Home Goods, which added an additional 33,000 square feet of retail space, totaling **60,000** square feet.
- The Big Bear at Agler Road was converted to My Bear, keeping **16,500** square feet operating as a grocery store.
- The former K-Mart site, which consisted of 88,000 square feet was demolished and a new Kroger Market Place is being constructed in its place adding 12,000 square feet for a total of **100,000** square feet.
- The former Big Bear in the Rocky Point Plaza, with 56,674 square feet, is currently vacant; however, the Department of Development is working with the owner to fill the vacancy.

The City's big box vacancy was reduced by **75%** by converting **176,500** square feet of the potential 233,174 square feet for new and expanded businesses.



# Expansion of the City Limits

In 2005, the City of Gahanna annexed **54.72 acres** of land from Jefferson Township.

□ Allodium, George Parker architect, annexed **14.7** acres of land of which **7.733** acres will be developed with approximately **13** home sites. It is located on the east side of N Hamilton Road just south of Johnstown Road (ORD-0224-2005). This development will retain one existing home and provide for a proposed driveway access for properties to the north, the remaining seven acres, which will be substantial enough to allow for the potential of a future roadway expansion. Two reserves are also proposed to be included with the overall development, one directly along N Hamilton Road and one interior area with a water feature.



□ The Village at Hannah Farms, to be located on **40.02 acres** at the corner of Clark State and Reynoldsburg-New Albany Roads (ORD-0266-2005), is a proposed single-family residential development of **60** home sites with **15.39** acres of open space. There are reserves established at the proposed ingress/egress points and wetland areas will be retained. A proposed water feature and eight-foot wide walking trails will be added to the parkland area. This annexation will allow the City to expand its eastern boundaries to Reynoldsburg-New Albany Road.



**From more information about the process for annexation please click below:**

<http://www.franklincountyohio.gov/commissioners/development/annexations/annexations.cfm>

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# Developments in 2005

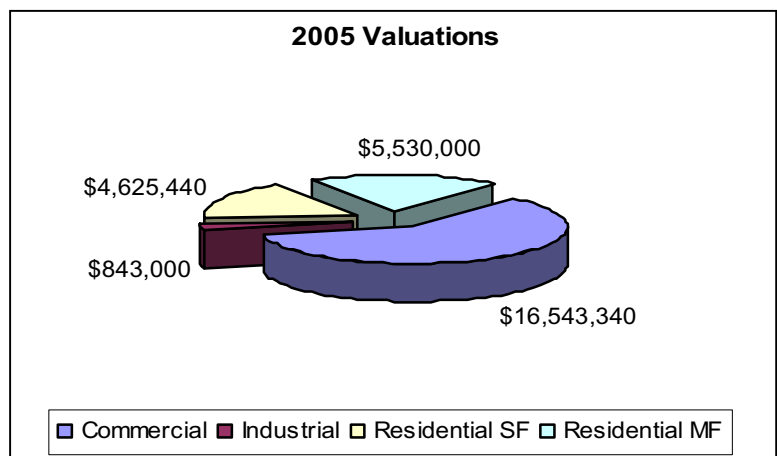
**Building a Better Gahanna**

## 2005 Construction Summary

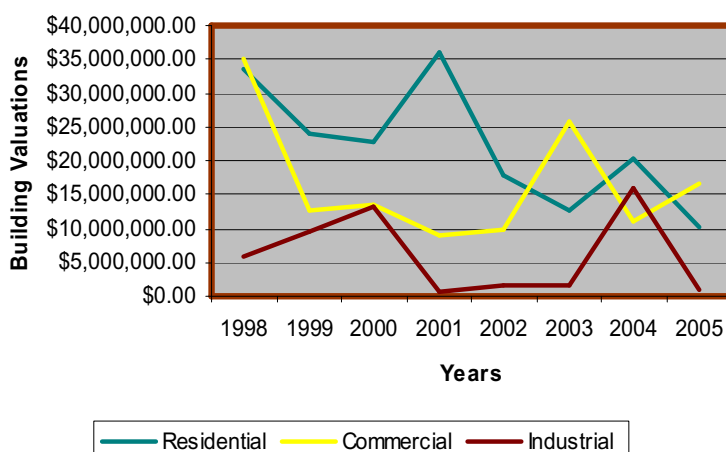
More than **\$27.5 million** in new and renovated construction projects help promote Gahanna as a great community to Live...Work...and Play

### Building Permit Breakdown

- 45 Single (SF) and Multiple Family (MF) Residential Permits with a valuation of **\$10,155,440**
- 44 Commercial Permits with a valuation **\$16,543,340**
- 4 Industrial Permits with a valuation of **\$843,000**.



**Trends of Building Valuations by Uses**



### Trends of Building Valuations

The chart to the left illustrates the distribution of building valuations from 1998 to 2005.

□ The redevelopment of the Bedford Landfill will help increase the commercial and industrial valuations in the years to come.

□ As the City becomes built out, residential developments, which peaked in 2001, will be of higher quality and smaller in size.

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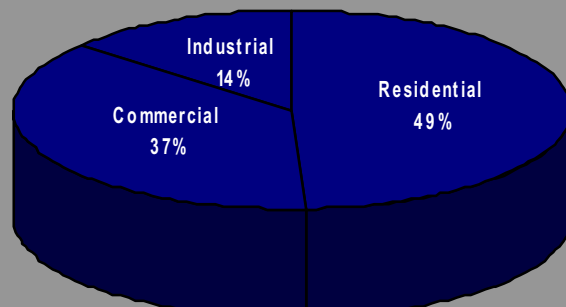
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# Developments in 2005

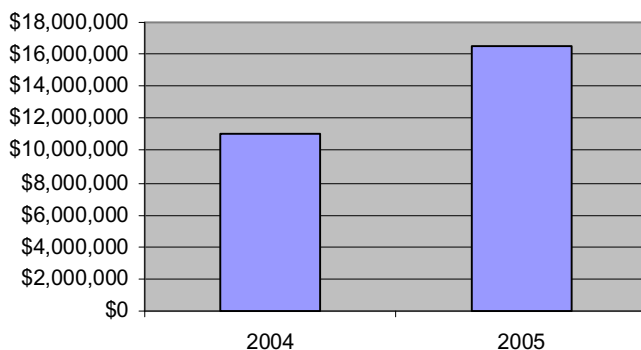
**Building a Better Gahanna**

- The chart to the right shows how balanced Gahanna's Industrial and Commercial building valuation is compared to the Residential valuation, making up slightly more than half.
- This balance allows for Gahanna to have a steady source of income from taxes based on these valuations.

The City of Gahanna's Percentage of Average Distribution of Building Valuation from 1998 to 2005



Commercial Building Valuation



- The chart to the left displays Commercial Building Valuation between 2004 and 2005, which indicates an increased valuation of **50%**. This is attributed to the increase in private investment in Gahanna in the past 2 years.
- Based on a survey conducted by *Business First*, **Officenter<sup>2</sup>** was ranked fifth of Greater Columbus' Office Parks.

Please click below for additional building information:  
<http://www.gahanna.gov/departments/service/building.asp>

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## From Blight to Right: Redeveloping Brownfields



The Environmental Protection Agency's (EPA) Brownfields Program provides direct funding for brownfields assessments, cleanup, revolving loans, and environmental job training. To facilitate the leveraging of public resources, EPA's Brownfields Program collaborates with other EPA programs, federal partners, and state agencies to identify and make available resources that can be used for brownfield activities.

- The City was awarded four \$200,000 grants, totaling **\$800,000**, from the United States EPA Brownfield Assessment Grants.
- Gahanna was **one of only four** communities in Ohio to receive the USEPA petroleum grant.
- Focus on the identification and assessment of petroleum and hazardous material sites and communicating those sites to the proper owners.

### In 2005

- City Council approved the consulting firm of Hull & Associates, Inc. to manage and perform environmental tasks based on the approved grants requirements.
- The initial step will establish a comprehensive list of grant eligible sites for either petroleum or hazardous substances.

### Upcoming In 2006

- For the *Petroleum Grants*, Phase I assessments on four properties are scheduled to begin in 2006.
- For the *Hazardous Substances Grant*, a list of potentially eligible sites will be assessed.

**Click below for more information on redeveloping brownfields:**  
<http://www.gahanna.gov/departments/development/brownfields.asp>

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# Gahanna Events Inc

## **CREEKSIDE FESTIVAL: NAMED BEST EVENT IN OHIO FOR 2004**



The **Creekside Festival**, held June 17 - 19 saw three days of beautiful sunny weather while bringing a record crowd of over **85,000** festival attendees. Music offerings were expanded and included something for everyone, from Dixieland jazz to modern blues and everything in between. National and regional coverage brought our event to the attention of jazz and blues enthusiasts outside of Central Ohio – including musicians from Europe wanting an application for Creekside 2006. **Mark your calendars for June 16-18, 2006!**

The morning of the **Freedom Festival** began with the annual 5K Family Fun Run/Walk. Athletes were met with an unusually hot morning – but still entered the race in droves. The temperature soared throughout the day, perfect weather for a hometown summer celebration. An expanded pyrotechnics budget was obvious as the sun's light was replaced by the warm glow of a patriotic firework display that wowed the audience that filled the Gahanna Municipal Golf Course. The day-long event congregated over **30,000** people in Gahanna. Don't miss "Gahanna's biggest backyard barbeque" on **July 4, 2006!**



**Holiday Lights! Parade & Festival**, November 26, brought over **55,000** people to Gahanna to witness the magic of "Central Ohio's Original All-Lighted Nighttime Parade". Festival activities were packed, and the weather was seasonable – cool, but not too cold. With 100 entries, the lighted parade offered 15 professional floats, vehicles, an 8-horse hitch, musical acts, a decorated crane, and creative community floats. Join us next year on **Saturday, November 25!**

***In 2005, a total of 170,000 people attend all three events!!!***

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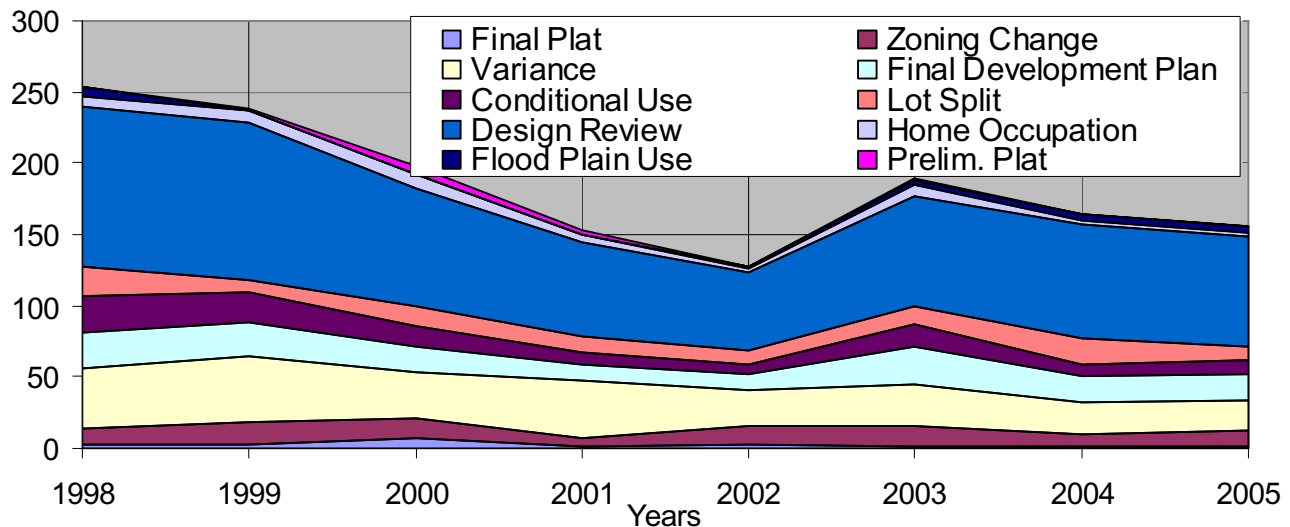
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## Zoning: Planning Commission

Planning Commission Application Trends by Years



Planning Commission reviewed **157** applications in 2004 and **149** in 2005. The application category types are as follows:

- ☐ Final Plats increased by **200%**
- ☐ Zoning Changes increased by **23%**
- ☐ Variances decreased by **5%**
- ☐ Final Development Plans decreased by **5%**
- ☐ Conditional Uses increased by **25%**
- ☐ Lot Splits decreased by **44%**
- ☐ Design Reviews decreased by **3.75%**

As the City becomes built out, there remain fewer large undeveloped parcels resulting in more complex developments called infill developments requiring greater accommodation.

Infill is:

- ☐ Building homes, businesses and public facilities on unused and underutilized lands within existing urban areas
- ☐ Keeping resources where people already live and allows rebuilding to occur
- ☐ The key to accommodating growth and redesigning our cities to be environmentally and socially sustainable (Greenbelt Alliance Organization)

**Please click below for additional zoning information:**

<http://www.gahanna.gov/departments/development/planning.asp>

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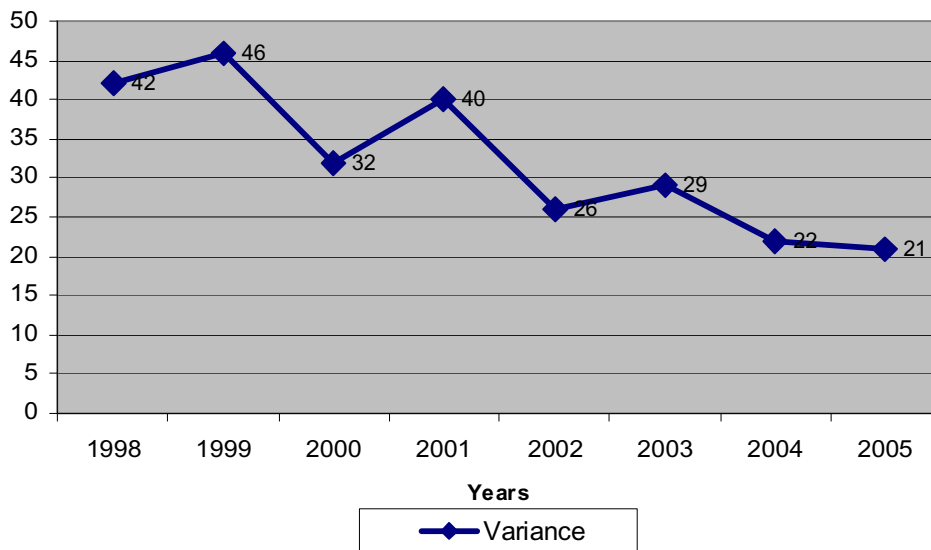
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## Zoning: Planning Commission

### Variance Applications Submitted to PC



We have experienced a **50% decline** in the past seven years regarding variance applications for the following reasons:

- ❑ Strict adherence to City Code
- ❑ Pre-meeting with Applicant to determine variance criteria and alternative methods not requiring a variance
- ❑ Planning Commission conducts thorough review of applications to guarantee that the circumstances of the land, building or use warrant a variance
- ❑ Applicant has due process

**Please click below for GIS Mapping:**

<http://www.gahanna.gov/departments/technology/gis.asp>

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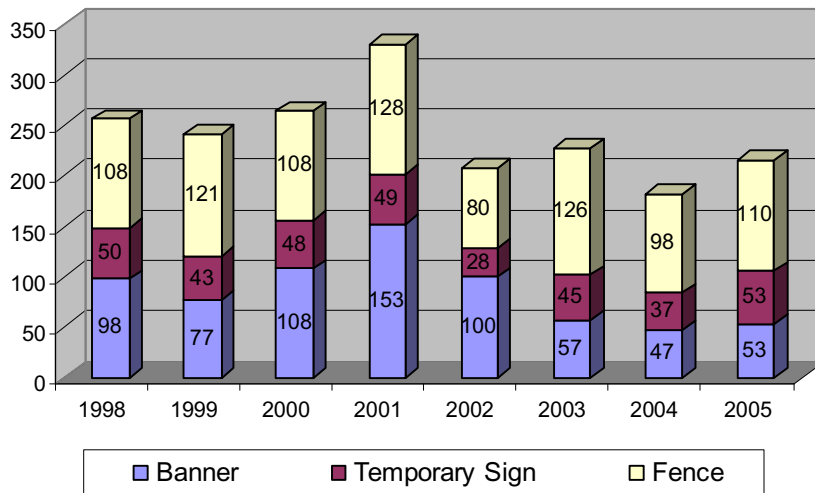
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## Planning Commission Administrative

Administrative Applications handled by the  
Department of Development



□ In 2005, the Department handled **216** administrative applications compared to **182** in 2004

□ In 2005, there were **53** temporary signs, which is the most in the last eight years

In 2005, the Department began updating **Chapter 1165, Signs**, of the Codified Ordinances of Gahanna. A draft of the updated code was submitted to Planning Commission for review and comments. The updated code will become:

- **Legally defensible**
- **Easy to enforce**
- **User-friendly**

These improvements to the sign code will decrease future sign variance applications (**84 sign variances from 1998 to 2005**).

Please click below for the city code ordinance:

<http://www.conwaygreene.com/gahanna.htm>

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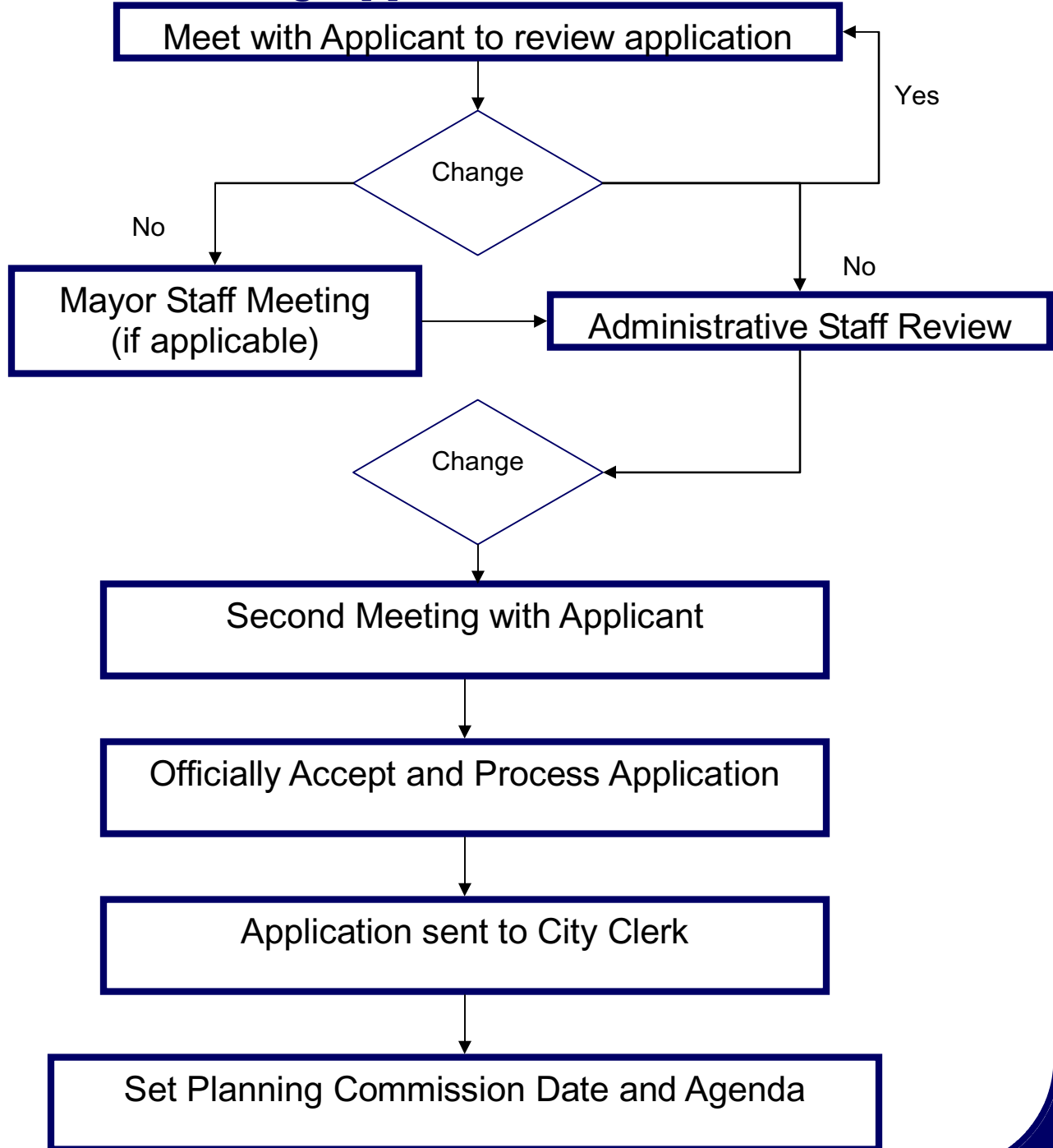
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## Zoning Application Flow Chart



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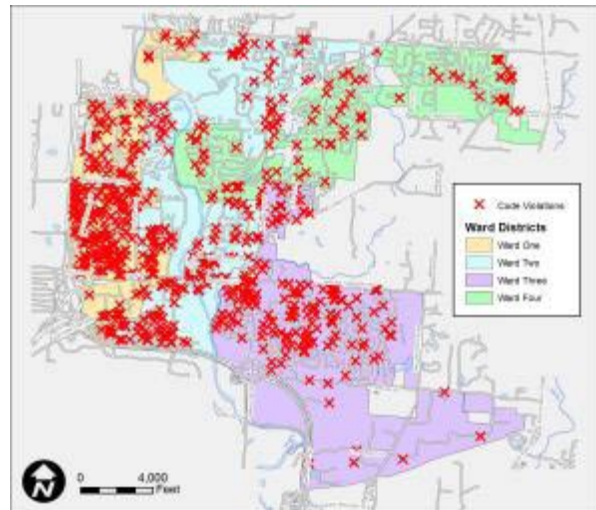
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# Code Enforcement

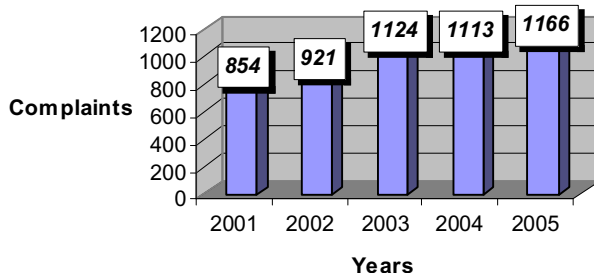
*....promotes and maintains a safe and desirable environment so that Gahanna can Live, Work and Play.*

- In 2005, the Code Enforcement Officer continued to utilize the **GIS mapping system** to assist in targeted areas.
- The Map on the right shows Violation Types per Ward District indicated in the table below.
- Due to a higher density (housing units per acre) and smaller lot size, the **372 violations** in Ward One appear to be greater than the other three wards.
- The table illustrates the distribution of violations such as inoperable vehicles and height of grass throughout the City.



VIOLATION TYPE										
WARD	accumulation	building codes	grass	grass parking	inoperable	misc	referral	signs	trash placement	Totals
<b>ONE</b>	52	29	72	61	84	38	20	10	6	372
<b>TWO</b>	31	7	47	34	48	34	14	38	5	258
<b>THREE</b>	37	16	38	24	46	29	9	20	5	224
<b>FOUR</b>	8	15	15	7	19	12	14	5	2	97

Code Enforcement Comparison 2001-2005



- In 2005, the Department received **1166 public and administrative complaints**, which are the largest number since hiring a Code Enforcement Officer.
- Of the 1166 complaints:
  - **81.5%** resulted in violations
  - **98.2%** were remedied without citation

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# Community Profile

## Demographics:

- 34,469 population (MORPC)
- 5.6% growth since 2000
- 20,933 population over 25 years of age
- 36.5 Median age
- 71.1% population of 18 and 8.7% over 65



## Taxation:

- Municipal Income Tax Rate of 1.5%
- Sales and Use Tax of 6.25%
- Personal Property Tax of \$95.88/\$1000

## Diversity:

Gahanna is the most diverse suburb in Central Ohio

- 86.5% White
- 8.1% Black
- 3.3% Asian
- 1.3% Hispanic
- 0.8% Other

## Transportation:

- Adjacent to Port Columbus International Airport
- 15 minutes from Rickenbacker International Airport
- Conrail and CSX railways
- Serviced by five major roadways: I-270, I-70, I-670, US 62, I-71

## Households:

- 11,990 Households
- Median size of 2.7 people
- 74.5% of households are families
- Median income per household of \$66,031

## Business Incentives:

- Tax Increment Financing (TIF)
- Tax Abatements
- Community Reinvestment Areas (CRA)
- Office of Industrial and Incentive refund

## Education:

- Gahanna Jefferson School District  
Seven elementary, three middle, and one high school
- Columbus Academy
- Evangel Christian Academy
- St. Matthew

## Utilities:

- American Electric and Power (AEP)
- Columbia Gas
- City of Columbus water and sewer

## Key Industrial Areas:

- Industrial District
- Eastgate Industrial and Technology Park
- Crossroads Commerce Center
- Central Park of Ohio
- Buckles Tract